

TRACHTENBERG ARCHITECTS

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930 Irwin Street

San Rafael, CA

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1.D Project Narrative

The project proposes to construct a new 8-story housing development with 213 residential units with ground-level lobbies, amenity spaces, and parking at 930 Irwin Street. The proposal includes demolishing the existing commercial building on the site and providing landscaping and other improvements.

The project is utilizing the State Density Bonus law by providing 10% low-income units which results in a 20% density bonus. The project seeks development standard waivers in order to physically accommodate the density bonus units, and is granted one concession, however it is not utilized as currently proposed.

The project satisfies the findings required by the Zoning Ordinance by being consistent with applicable development standards. This includes affordable housing, light and glare, mechanical equipment screening and location, and water efficient landscaping.